



**CITY PLANNING COMMISSION
STAFF REPORT
May 10, 2021**

Special Permit

Case Number:	6	Staff Reviewer: Anna Keller
File Number:	E-25-20-21	
Address:	235 North Winton Road	
Zoning:	C-1 Neighborhood Center District	
Applicant:	Matt Lester, Winton Blossom Partners LLC	
Request:	To consider a Parking Demand Analysis for seven spaces which is in excess of 110% of the parking requirement for a proposed medical office, drive-through restaurant, and office/retail building being created as part of a mixed-use development project; an action requiring City Planning Commission approval.	
Code Section:	120-173	
Enforcement:	No	

Project Information

The project site is comprised of six parcels that total 1.64 acres. The applicant proposes to redevelop the vacant land into a mixed-use development. When completed, a new 4,117 square foot medical office, a 2,003 square foot drive through restaurant, a 15,078 square foot office and retail building, and a 76 space parking lot will be created. Site work includes landscaping, sidewalks, drainage, and lighting. For additional information please reference the Preliminary Site Plan Findings. Included as **Attachment A** is the Preliminary Site Plan Findings.

The minimum parking requirement for the proposed uses are 63 spaces and the maximum is 69. The applicant proposes to create 76 spaces and requests the consideration of a Parking Demand Analysis for the seven additional spaces from the maximum to the proposal. Included as **Attachment B** is the Parking Demand Analysis.

Code Compliance

Given that the proposed 76 space parking lot is subject to the design and maintenance requirements for vehicle parking and that the use exceeds 110% of the parking requirement, a special permit for a parking demand analysis is required for review and approval in accordance with special permit standards as set forth in the following section.

At a minimum, a parking demand analysis shall include the criteria below.

- a) The anticipated number of parking spaces needed to accommodate the proposed use.
- b) How the parking spaces are accommodated (on site, public lots, on street, etc.).
- c) Rationale supporting the necessity for the requested number of parking spaces.
- d) Analysis of existing parking conditions.
- e) The typical peak-to-daily demand of the proposed use.
- f) Analysis of parking demand of comparable uses.

Special Permit Standards

Pursuant to 120-192, the special permit procedure is intended to provide a means to establish those uses having some special impact or uniqueness which requires a careful review of their location, design, configuration and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. They are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect.

A special permit shall be approved only if evidence is presented which establishes that:

- a) The proposed application will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.
- b) The proposed application will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.
- c) The proposed application will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.
- d) The proposed application will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
- e) The proposed application will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

In determining whether the evidence establishes that the foregoing standards have been met, the Planning Commission may determine that an overriding public need mitigates certain impacts or effects of the proposed application and support approval.

Included as **Attachment C** is the applicant's explanation as to how their proposal conforms to each of the Special Permit Standards.

SEQR/Chapter 48 Compliance

In accordance with Article 8 of the New York State Conservation Law and Chapter 48 of the Rochester City Code, this project has been classified as an Unlisted Action. A Negative Declaration was issued on April 22, 2021 by the Manager of Zoning indicating that the proposed action is one which will not have a significant impact on the environment.

Attachments

- A. Preliminary Site Plan Findings
- B. Parking Demand Analysis
- C. Special Permit Standards
- D. Application/Project Information
- E. Site Plan
- F. Floor Plans and Elevations
- G. Zoning Map
- H. Aerial Map
- I. Public Comments (5) received as of 12:00 PM, May 3, 2021
 - a. Comment from John Wiltse, dated May 3, 2021
 - b. Comment from Marc Maghran, dated May 1, 2021
 - c. Comment from Wendy Norris, dated May 1, 2021
 - d. Comment from Browncroft Neighborhood Association dated April 20, 2021
 - e. Comment from North Winton Village Association dated April 19, 2021
 - f. Written public comments received by 5:00 PM, May 7, 2021 will be provided to the Planning Commission



City of Rochester

Neighborhood and Business Development
30 Church St. Rm. 125B
Rochester, NY 14614
www.cityofrochester.gov

Bureau of Buildings and
Zoning

April 23, 2021

Matt Lester, Winton Blossom Partners, LLC
1777 East Henrietta Road
Rochester, NY 14623

Re: **Preliminary Site Plan Findings: SP-18-20-21**
Property Address: 235, 237, 239, 245 North Winton Road, 650-656, 668 Blossom Road

A preliminary review of your site plan application is complete.

Project Description

To construct a 4,117sf medical office building, a 2,003sf drive-through restaurant, a 15,078sf office and retail building, and a 76 space parking lot.

Next Steps

- Zoning Board of Appeals (ZBA) - Use Variance; Area Variances
- City Planning Commission (CPC) - Special Permit

Existing Conditions

- **Size:** Six parcels, 1.64 acres
- **Legal Use:** Vacant land
- **Zoning:** C-1 Neighborhood Center
- **Surrounding Zoning:** C-1 Neighborhood Center District
- **Surrounding Uses:** Commercial and industrial

Project Scope

This proposal includes two phases of development. Phase 1 includes the construction of a 4,117sf medical office, a 2,003sf drive-through restaurant, a 76 space parking lot, and site work including landscaping, sidewalks, drainage, and lighting. Phase 2 includes the construction of a 15,078sf office and retail building.

During this initial phase of Site Plan Review, the applicant made a number of design changes to the project to be more code compliant, and improve building designs to better fit within the context of the neighborhood. These preliminary findings, including the code compliance section below, reflect these changes.

Code Compliance

1. Minor Site Plan Review approval by the Manager of Zoning is required for:

- 120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter.
- 120-191D(3)(a)[1] New construction that does not meet the City-wide design standards set forth in this chapter.

- 120-191D(3)(a)[8] Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements.
- 120-191D(3)(a)[9] Any new construction on a vacant parcel of one acre or more.

2. Use Variance, and Area Variance approval by the Zoning Board of Appeals is required for:

Building A – Drive-through restaurant (Starbucks)

Use Variance required:

A use variance is required, as the proposed restaurant with drive through is not a permitted or specially permitted use in the C-1 District.

Area Variances required:

120-36 Lot, area and yard requirements	Compliance
Max. front yard setback	Required: 0-5' Proposed: between 46' and 56' from Blossom Road (the setback was increased to meet Monroe County DOT requirements for the vehicle entrance location for safety purposes).
120-159 Nonresidential/Mixed use design	Compliance
In all C-1, C-2, H-V, PMV, and C-V Districts, all new construction on building facades that are within 60 feet of a street right-of-way shall provide areas of transparency equal to 70% of the wall area between the height of two feet and eight feet from the ground.	Required: 70% transparency between 2' and 8' Proposed: 64.1%
120-173 Off-street parking.	Compliance
Except in the C-3 and M-1 Districts, parking shall not be permitted between a building and the sidewalk on the street. Where existing or proposed buildings are set back from the public right-of-way, the front yard shall not be converted to parking.	Required: No front yard parking Proposed: Two spaces are located in the front yard on Blossom Road.

Building B – Office (WellNow Urgent Care)

Area Variances required:

120-37 Bulk requirements	Compliance
Maximum square footage, principal use or structure	Required: 3,000sf max per tenant space Proposed: 4,117sf
120-159 Nonresidential/Mixed use design	Compliance
All windows shall be clear or lightly tinted.	Required: Clear or lightly tinted windows Proposed: Some opaque windows (spandrel glass) are proposed on north and south facades.

In all C-1, C-2, H-V, PMV, and C-V Districts, all new construction on building facades that are within 60 feet of a street right-of-way shall provide areas of transparency equal to 70% of the wall area between the height of two feet and eight feet from the ground.	Required: 70% transparency between 2' and 8' Proposed: 58%
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Building C – Commercial/Office (Phase 2)

Area Variance required:

120-37 Bulk requirements.	Compliance
Maximum square footage, principal use or structure	Required: 3,000 sf per tenant space Proposed: 1 st floor – two tenant spaces: 3,859sf & 3,645sf; 2 nd floor – two tenant spaces: 3,903 & 3,671.

3. Special Permit Approval by the City Planning Commission for:

- 120-173D Maximum number of parking spaces. No use other than single, two-family and attached residential uses, subject to the per unit requirements in 120-173F, shall provide more than 110% of any of the above-listed requirements, except through the submission of a parking demand analysis in accordance with 120-173B and approval of a special permit in accordance with 120-192.

A total of 69 parking spaces are required for the 2,003sf drive through restaurant (six spaces per 1,000sf), 4,117sf medical office (five spaces per 1,000sf), and 15,078sf commercial/office building (two spaces per 1,000sf). The applicant is proposing a total of 76 spaces. The 76 parking spaces exceed the 69 space maximum allowable parking limit, and will therefore require Special Permit Approval.

SEQR/Chapter 48 Compliance

In accordance with Article 8 of the New York State Conservation Law and Chapter 48 of the Rochester City Code, this project has been classified as an Unlisted Action. A Negative Declaration was issued on April 22, 2021 by the Manager of Zoning, indicating that the proposed action is one which will not have a significant impact on the environment.

Findings

Comments received from partner agencies have been provided to the applicant, and are summarized below.

- 1. Neighborhood Context.** The proposal is located within a commercial district that includes a wide range of uses including a gas station, pharmacy, grocery store, bar/restaurant, insurance agency, dry cleaner, hardware store, office, wholesale/warehouse, and a manufacturing building. Most of the buildings on North Winton Road are built up to the street, and consist of traditional early 1900's design. Buildings on Blossom Road are a mix of office/industrial uses, and new construction setback from the street, that tend to be more auto oriented. A CVS pharmacy with drive through is located directly across Blossom Road from the proposed Starbucks.

2. **Use.** The medical office, and commercial/office building are allowed as of right in the C-1 district. The restaurant with drive through (Starbucks) is not a permitted use and will therefore require a Use Variance from the ZBA. In addition to the drive-through, the applicant has proposed an exterior walk up window on the Starbucks in order to add a pedestrian amenity to the site.
3. **Phased development.** This application includes the review of phase 2 of development as proposed (commercial/office building). If phase 2 of development changes, additional review will be necessary.
4. **Building Design.** The proposed buildings conform to the requirements of Section 120-158 City-wide Design Standards and 120-159 Nonresidential and Mixed-use Building Standards of the Zoning Code, except as otherwise outlined in the code compliance section above. Throughout the Site Plan Review process, the applicant responded to feedback from the Site Plan Review Committee, Zoning Office, Project Review Committee and public. As a result, the project was revised to be more code compliant, and to better match the character of the surrounding buildings on North Winton Road.
5. **Landscaping.** The proposal includes a well-developed landscaping plan with plantings proposed along street frontages and within the site and parking lot.
6. **Refuse collection.** Two refuse areas will be located onsite, both in the rear yard, screened by 7' tall masonry and brick walls with steel gates.
7. **Project Review Committee (PRC).** PRC is tasked with reviewing Major Site Plans and providing feedback and a recommendation to the Manager of Zoning. PRC reviewed the proposal at their January 20, 2021 meeting and recommended approval on condition. The conditions were related to minor site improvements for pedestrian safety, and more significant building design changes to improve design and better blend with the buildings across North Winton Road. Specific design feedback was provided to guide the revisions, all of which was incorporated by the applicant into final building designs.
8. **Neighborhood feedback.** The proposal received a mix of feedback from neighbors, most of which was positive. Both nearby neighborhood associations, North Winton Village Association and Browncroft Neighborhood Association, submitted letters stating that they supported the project overall as well as the Use Variance, and Area Variances. North Winton Village had specific recommendations for improvements to help the proposal blend better with the urban village feel of the neighborhood, especially the buildings across North Winton Road, including the addition of more brick, which was incorporated into the design revisions for the medical office and office/retail building.
9. **Department of Environmental Services (DES).** DES reviewed the proposal and requested minor revisions to the plans and clarification regarding the curb cut, additional right-of-way details, and street tree protection during construction. Final DES approval will be required prior to issuance of building permits.
10. **Water Bureau.** The Water Bureau did not have significant concerns, but requested additional utility details be added the site drawings. Final approval from the Water Bureau will be required prior to issuance of building permits.
11. **Department of Environmental Quality (DEQ) / NYSDEC** DEQ reviewed the proposal and recommended referral to NYSDEC. NYSDEC previously reviewed and approved a Remedial Action Report for the site determining that no further investigation or remedial action is necessary. NYSDEC Spill #1503833 has been closed and removed from their active files. NYSDEC was contacted regarding this proposal, and they confirmed that the *no further action* letter that they issued in 2016 was still valid.
12. **Rochester Fire Department (RFD).** RFD reviewed the plans and had no objections.

- 13. Monroe County Department of Transportation (MCDOT).** MCDOT is the City's transportation engineer. MCDOT reviewed the proposal and had concerns regarding location of the Blossom Road curb cut and the potential impact on traffic, especially during the PM rush hour. As a result, the applicant revised their proposal and site design to shift the Blossom Road curb cut to the west in order to line up with the CVS curb cut across the street. In order to shift the curb cut, the proposed Starbucks needed to be shifted further back, requiring a larger setback variance. MCDOT was satisfied with this revision.
- 14. Monroe County Division of Pure Waters (MCPW) Comments.** The applicant has been in contact with MCPW to ensure new and existing connections to the public sewer system are designed and installed appropriately. The applicant is responsible to submit plans, and a PW-2 application to MCPW for review and approval.

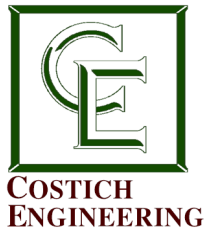
A copy of these Preliminary Site Plan Findings will be provided to the ZBA to be considered as part of their review of the Use Variance, and Area Variance application, and will be provided to the CPC to be considered as part of their review of the Special Permit. Site Plan Review will not be concluded until the ZBA and CPC have issued their Notice of Decisions, and any conditions imposed have been addressed by the applicant.

If you have questions about the Site Plan Review process, please contact Tom Kicior at Thomas.Kicior@CityofRochester.Gov or 585-428-7762.

Sincerely,



Jill M. Wiedrick, AICP
Manager of Zoning



**WINTON & BLOSSOM DEVELOPMENT
CITY OF ROCHESTER,
STATE OF NEW YORK**

Winton & Blossom: Mix-use Development

The project consists of redevelopment of a 1.66 +/- area located at the intersection of Winton and Blossom Road. The proposed development falls under the C-1 Neighborhood Center District Zoning. The area used to contain a number of structures which were removed in 2018. The site is currently vacant. The project has been designed with pedestrian, vehicular circulation and the characteristics of the C-1 Neighborhood Center District in mind.

The redevelopment introduces three new buildings which will aid in the diversity of the neighborhood. The intent of the project includes two phases. The three buildings are as follows:

- 15,078 net sf two story Mix-Use building containing retail space $\leq 3,500$ +/- sqft on the first floor and office area on the second floor- to be developed on Winton Road (Phase II)
- 4,114 sf single story medical office- to be developed on Winton Road (Phase I)
- 2,000 sf restaurant with drive thru- to be developed on Blossom Road (Phase I)

The site improvements will also include pedestrian connections from Winton and Blossom Road, pedestrian friendly access, parking, and the creation of a strong street presence along Winton.

The site plans propose 76 parking which falls in line with the City's requirements while also accommodates the request and needs of the proposed tenants. Based on the experience in similar markets of the two proposed tenants, the minimum required number of parking spaces is 25 each and an additional 30-40 for the mixed-use building. The peak demand varies and the user will change from A.M to P.M and on the weekends. Shared parking will be utilized during the different peak demands. The development will have one point of access from Winton Road and another from Blossom Road. 97% of the parking will be located on the interior of the site behind the proposed buildings. The design intent was to buffer the parking from Winton and Blossom road with buildings and landscape elements.

Per the City of Rochester Code Chapter 120- 173 "Off- Street Parking", the required parking for the development allows 69 parking spaces. Since the proposed parking is greater than 110% of the required parking, in accordance with the City of Rochester Code, this Parking Demand Analysis has been prepared to provide justification for the proposed parking.

PARKING DEMAND ANALYSIS

City of Rochester Code:

Maximum parking count cannot exceed 110% of minimum parking count.

Building "A" = Restaurant with Drive Thru
(6 spaces/1000 sf (2,000sf) = **12 Parking Spaces**

Building "B" = Medical Office
(5 spaces/1000sf (4,117sf) = **21 Parking Spaces**

Building "C" = Office, Professional or Business/General Retail
(2 spaces/1,000sf (15,078 net sf) = **30 Parking Spaces**

Total Parking Spaces= 63 Parking Spaces
X110% = 69 Parking Spaces

***Proposed Total Number of Parking Spaces= 76 Parking Spaces**

ITE Parking Generation Manual, 5th Edition: (Average Parking Space Requirements):

The ITE Parking Generation Manual was used to analyze the data provided for the proposed project uses. The average parking space requirements were used as the AM/PM peak demands will vary. The following is a breakdown per use:

Land Use: 937, Coffee/Donut Shop with Drive-Through Window
Average Parking Spaces = 8.8 veh/1000sf GFA (2,000sf)
= 18 Parking Spaces

Land Use: 650, Free-Standing Emergency Room
Average Parking Spaces = 4.9 veh/1000sf GFA (4,117sf)
= 21 Parking Spaces



**COSTICH
ENGINEERING**

Project No. C5100

April 12, 2021

Land Use: 710, General Office Space

Average Parking Spaces = 2.9 veh/1000sf GFA (7,574 net sf)
= **22 Parking Spaces**

Land Use: *890, Furniture Store

Average Parking Spaces = 2.8 veh/1000sf GFA (7,504 net sf)
= **22 Parking Spaces**

Total Parking Spaces= 83 Parking Spaces

Proposed Total Number of Parking Spaces= 76 Parking Spaces

*Tenants unknown. Chose a reasonable land use from ITE

Conclusions:

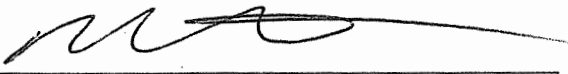
The total number of parking spaces allowed per the City of Rochester is 69 spaces. Using the ITE Parking Generation Manual that the proposed development would warrant the need for 83 parking spaces. Recognizing the City's stance on attempting to minimize the number of parking spaces, 76 spaces would provide the developer with a level of comfort since there is flexibility with tenants for the mixed-use building.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 245 N. Winton, 239 N. Winton, 237 N. Winton, 668 Blossom, 650-656 Blossom
2. APPLICANT: Matt Lester COMPANY NAME: Winton Blossom Partners, LLC
ADDRESS: 1657 East Avenue CITY: Rochester ZIP CODE: 14610
PHONE: 585-454-4500 FAX: _____
E-MAIL ADDRESS mlester@caliberbrokerage.com
- INTEREST IN PROPERTY: Owner ☒ Lessee ☐ Other _____
3. PLAN PREPARER: Evan Gefell, RLA-Costich Engineering
ADDRESS: 217 Lake Ave. CITY: Rochester ZIP CODE: 14608
PHONE: 585-458-3020 FAX: _____
4. ATTORNEY: Betsy D. Brugg, Esq.
ADDRESS: 1900 Bausch & Lomb Place CITY: Rochester ZIP CODE: 14604
PHONE: 585-987-2905 FAX: 585-362-4623
E-MAIL ADDRESS bbrugg@woodsoviatt.com
5. ZONING DISTRICT: C-1
6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____
redevelopment of 1.6 +/- acre site with 8,000 +/- (footprint) sq. ft. two-story mixed use building,
4,100 +/- sq. ft. medical urgent care, and a 2,000 +/- sq. ft. Starbuck coffee shop with a drive-thru
and related site. CPC approval requested to allow amount of parking to exceed maximum per code.
7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) 1 year +/-

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE:  DATE: 4-9-21

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: SEE ENCLOSED LETTER DATE: _____

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

- A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.**

The parking demand analysis is necessary for development of a desirable mixed-use development on a prominent vacant site in a manner consistent with the spirit and objections of the Comprehensive Plan and Code

- B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.**

The parking demand analysis will have no such adverse impact that will allow sufficient and necessary parking for the uses appropriately laid out, and to prevent impacting neighborhood parking

- C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.**

The parking is laid out mostly behind the buildings, such that the parking will not dominate the property or impact any neighboring property

- D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.**

Adequate services are provided. The parking demand analysis is appropriate for the site and uses

- E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.**

No such conditions exist

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Writer's Direct Fax Number: 585.585.362.4623
Email: bbrugg@woodsoviatt.com

April 11, 2021

City of Rochester Planning Commission
City of Rochester
30 Church Street, Room 125B
Rochester, New York 14614

**Re: Winton & Blossom Redevelopment Project
Application for Special Use Permit For Amount of Parking**

LETTER OF INTENT

Dear Board Members:

This office represents the Winton Blossom Partners, LLC in connection with the proposed redevelopment of the vacant development site on the northwest side of the intersection of N. Winton Road and Blossom Road with a mixed-use development, as described below. In particular, this letter is submitted to request special use permit approval pursuant to Section 120-173(D) of the Zoning Code to allow the proposed number of parking spaces to exceed 110% of the minimum required parking for the project. We are requesting approval to allow the proposed 76 parking spaces where Code would allow a maximum of 69 spaces for the development

Property

The property at issue is a prominent corner in the City of Rochester. The property is vacant land located on the northwest side of the intersection of N. Winton Road and Blossom Road in the C-1 Zoning District. The site is 1.66 +/- acres in size and consists of six (6) parcels. The site wraps around a gas station on the corner. The site was assembled in 2014 for redevelopment with an Aldi grocery store. While all governmental approvals were granted for the Aldi project, Aldi eventually abandoned the project after litigation brought by opponents to the project. The site has been marketed and remained vacant since that time.

Project Description

Winton Blossom Partners, LLC is pleased to be proposing a neighborhood-friendly mixed-use development project for the site. The proposed project includes a Starbucks coffee shop, a WellNow urgent care, and a two-story mixed-use building for office and commercial uses, together with related site improvements. The WellNow urgent care is 4,114 +/- square ft. in size. The two story mixed-use building is nearly 15,000 +/- square ft. in size and includes a mix of office and retail space. The two buildings will sit on the N. Winton Road frontage and create a pedestrian-oriented urban streetscape. The site plan is pedestrian oriented. Vehicular parking is located behind the buildings and internal to the site. Bike racks are incorporated in the plan. The buildings have access from the street and parking lots. The Starbucks is a popular coffee shop use with a 2,000 square ft. +/- building with a drive-through. The Starbucks fronts on Blossom Road and has outdoor patio seating in the front. The drive through operation is designed to conceal elements of the drive through largely behind the building and along the west side of the property nearest large industrial and commercial neighbors and opposite a neighboring drive through.

The project reflects extensive feedback and has evolved to incorporate input from the City Zoning staff, the Project Review Committee, the Monroe County Department of Transportation, other local, County and State agencies, and the neighborhood. The developer has worked with neighborhood representatives throughout and prior to the life of the project. The developer has been consulting with the North Winton Village and Browncroft Neighborhood Associations during the process. Both neighborhood associations have expressed their support for the project.

Proposed Parking

Pursuant to Code Section 120-173(D), special use permit approval is required to allow the proposed amount of parking for the project to exceed the maximum allowed by Code. In this case, the Code allows a maximum of 69 spaces (110% of the required minimum of 63), such that a special use permit is required to allow the proposed site plan to include 76 spaces, which is 7 more than the maximum allowed by Code, with submission of a parking demand analysis. A parking demand analysis has been submitted with the application and supports the granting of the special use permit.

The site plan includes 76 parking spaces. The amount of parking proposed is needed to meet the parking requirements of the tenants, and to provides the flexibility needed to secure potential tenants for the mixed-use building. The site plan offers an appropriate layout for the parking to avoid any adverse impact on the neighborhood. The amount of parking proposed will also benefit the neighborhood and area businesses by avoiding increased demand for the use of existing neighborhood and street parking. The project will also invite visitors in to the neighborhood to the benefit of area businesses. The developer has experience with and knows the parking requirements of potential tenants and uses. As stated in the parking demand analysis, the Institute of Transportation Engineers Parking Generation Manual would indicate 83 spaces for the proposed development. However, the developer and tenants feel comfortable with the

proposed 76 spaces as being sufficient for their needs, given the mix of uses and location of the site.

Special Use Permit

We respectfully request that the CPC grant special use permit approval to allow the proposed 76 spaces for the project where Code allows a maximum of 69 spaces, as discussed above. As you know, special permit uses carry a low burden of proof and a favorable legal presumption of being permitted. Inclusion as a special use permit in the Zoning Code is tantamount to a legislative determination that the use is in harmony with the zoning and the neighborhood. If the criteria are met, the special permit must be granted. In this case, the proposed number of parking spaces meets the criteria for the granting of the required special use permit, as demonstrated below and supported by the site plan and parking demand analysis:

[a] The proposed application will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

The application is in harmony with the Comprehensive Plan, the Zoning Code and the Subdivision Code. The project involves the development of the existing six (6) parcels as a single cohesive development. The project reflects quality urban design sought by the Code and that will improve the property, the intersection, and the neighborhood. The project will support and strengthen the neighborhood through the proposed uses and quality design, including the placement and amount of parking proposed.

The amount of parking proposed—76 spaces where Code allows a maximum of 69 spaces—is not excessive in amount or nature, as the site plan is appropriately designed to avoid any adverse impact. The amount of parking will support the needs of the tenants, while also preserving the character of the neighborhood. The project will improve a prominent intersection with a project that will support and strengthen the neighborhood through its design and uses, and invite visitors into the neighborhood. At the same time, the parking is located internal to the site and designed to avoid any adverse impact to the neighborhood. The site plan is also pedestrian-oriented, with pedestrian connectivity and bike racks included in the plan.

[b] The proposed application will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

The proposed amount of parking, 7 more than the maximum allowed by Code, will not have any adverse impact on adjacent properties or the neighborhood. The amount of parking is needed for operation of the property without being excessive, while ensuring that the project does not adversely impact or burden existing neighborhood or street parking. The parking is appropriately placed behind the buildings on N. Winton Road, with minimal visibility from the

public way. As noted above, the site plan is also pedestrian-oriented with pedestrian connectivity incorporated, as well as including bike racks.

The site has vehicular access on both N. Winton Road and Blossom Road. The Monroe County Department of Transportation ("MCDOT") required adjustments to the proposed driveway on Blossom Road to improve traffic safety, resulting in relocation of a small amount of required employee parking to a location adjacent to the Starbucks drive through on Blossom Road. This area is near neighboring properties with much larger commercial and industrial parking lots, such that the few spaces will have no adverse impact on the neighborhood.

[c] The proposed application will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

The parking will not dominate the site in any way because it is appropriately located and discreetly placed behind the proposed new buildings. The attractive buildings and new urban streetscape created on N. Winton Road will be the prominent features, and will enhance and support the character of the N. Winton Road neighborhood. Other neighboring properties to the south, west and east include the gas station on the corner, and large industrial and commercial neighbors on Blossom Road, all of which have more extensive and visible parking than the proposed site.

[d] The proposed application will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

Adequate services will be provided. The amount of parking is proposed to meet the needs of the project and its tenants, and to avoid adverse impact to neighborhood streets and parking. The parking lot has adequate ingress and egress, with access on both N. Winton and Blossom Roads. Drainage, utilities, refuse removal, and other design considerations have been addressed as part of the site plan.

[e] The proposed application will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

No such features exist.

As demonstrated, the application satisfies the criteria for the granting of the special use permit. The amount of parking is appropriate for the project and the neighborhood, and will have no adverse impact on the neighborhood. Accordingly, we respectfully request that the requested special use permit be granted to allow the proposed 76 spaces where the maximum allowed by Code is 69.

Letter to City of Rochester Planning Commission

Re: Redevelopment of N. Winton Road and Blossom Road site
Special Use Permit for Amount of Parking

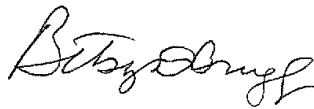
Page 5

We look forward to presenting this application to your meeting on May 10, 2021. Should you have any questions or require additional information, please do not hesitate to let me know.

Thank you for your consideration.

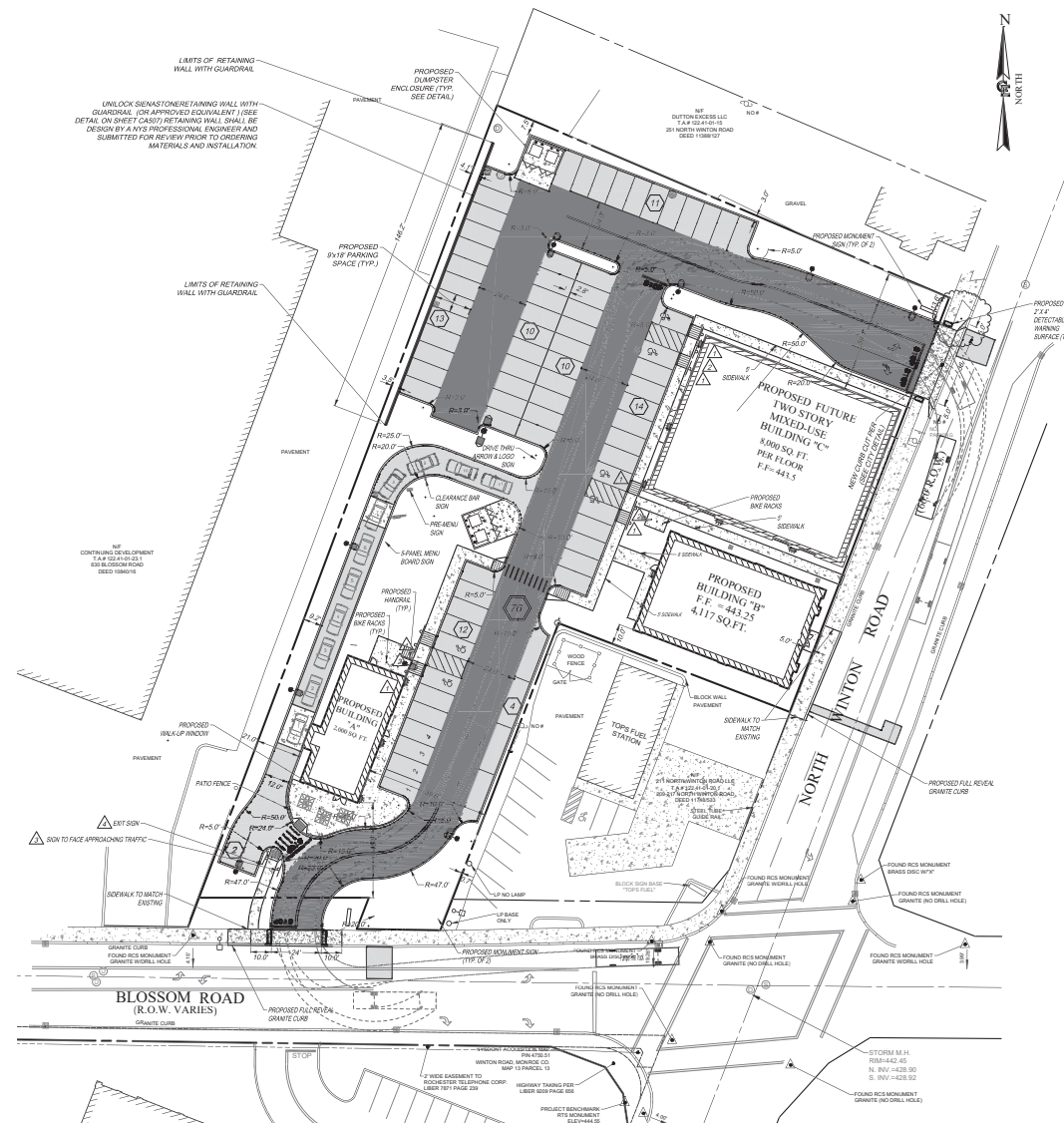
Very truly yours,

WOODS OVIATT GILMAN LLP

A handwritten signature in cursive script, appearing to read "Betsy D. Brugg".

Betsy D. Brugg

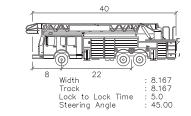
/BDB



LIGHT DUTY
ASPHALT

HEAVY DUTY
ASPHALT

EMERGENCY VEHICLE
MOVEMENT PROFILE



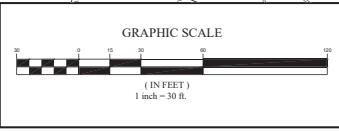
SITE LINE LEGEND

- PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJACENT PROPERTY LINE
- MIN. BUILDING SETBACK
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- EXISTING CONCRETE CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CONC. PAD/ CONC. SIDEWALK
- EXISTING GUARD RAIL
- EXISTING STOCKPILE & CHAIN LINK FENCE
- EXISTING UTILITY POLE, GUY ANCHOR & UTILITY POLE WITH LIGHT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK

SIGN LEGEND						
SIGN NO.	TEXT	MOUNTED NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT	QTY.
1	NO PARKING	P-4.6	12"x18" WHITE ON BLUE	POST MOUNTED	7'-0"	6
2	NO PARKING	P-4.6	12"x18" RED ON WHITE	POST MOUNTED	7'-0"	3
3	NO RIGHT TURN	RS-1	30"x30" RED ON WHITE	POST MOUNTED	7'-0"	1
4	NO RIGHT TURN	W11-2	30"x30" RED ON WHITE	POST MOUNTED WITH REFLECTORIZED STRIP ON BOTH SIDES OF POST	7'-0"	1
5	NO RIGHT TURN	W16-7P	24"x12"	POST	7'-0"	1

SITE DATA

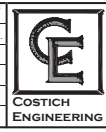
EXISTING ZONING: C-1 (NEIGHBORHOOD CENTER DISTRICT)			REQUIRED	PROPOSED
MAXIMUM FRONT YARD SETBACK	0 TO 5 FEET		5 FEET MAX. (WINTON)	46 FEET (BLOSSOM)
MINIMUM SIDE/REAR YARD SETBACK	0 FEET MIN.		6 FEET (WINTON)	21 FEET (WEST)
MINIMUM BUILDING HEIGHT	2 STORY/ 20 FEET MIN.		10 FEET (WINTON)	59.6 FEET (EAST)
1. PARKING REQUIREMENTS:				
"B" = (4,117 SF) MEDICAL CLINIC, MEDICAL OFFICE (5 PER 1,000 SF NET FLOOR AREA)			21 SPACES	
"A" = (2,000) RESTAURANT, WITH DRIVE THRU (8 PER 1,000 SF NET FLOOR AREA)			12 SPACES	
"C" = (15,078 NET SF) OFFICE, PROFESSIONAL OR BUSINESS (GENERAL RETAIL (2 PER 1,000 SF))			30 SPACES	
TOTAL:			63 SPACES REQUIRED	76 SPACES PROPOSED



NO.	DATE	REVISION	BY	CHKD	APPROV.
1	12/22/2020	REVISED PER CITY CODE REVIEW	E.L.O.	E.R.G.	
2	12/22/2020	REVISED PER CITY COMMENT	E.L.O.	E.R.G.	
3	12/22/2020	REVISED PER CITY COMMENT	E.L.O.	E.R.G.	
4	12/22/2020	ADDED RETAINING WALL DIMENSION	E.L.O.	E.R.G.	

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT, TO ALTER ANY INFORMATION ON THIS DOCUMENT IN ANY MANNER. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS SUBJECT TO A FINE OF \$1,000.00. "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.

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E.L.O. E.R.G.
DATE: 12/22/2020
SCALE: 1" = 30'




COSTICH ENGINEERING
217 LAKE AVENUE
ROCKSTER, NY 14850
(815) 458-3320

NORTH WINTON AND BLOSSOM ROAD SITE & PAVEMENT MARKING PLAN
OWNER: WINTON BLOSSOM PARTNERS, LLC
ROCKSTER, NY 14844
SHEET: 1 OF 1



EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH KEY

	EPS.3 MFR. DRIVET STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FINE COLOR: MATCH BROWNS FERRY BRICK		EPS.4 MFR. DRIVET STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FINE COLOR: MATCH DARK BROWN FRAMES
	MODULAR BRICK VENEER MFR. BLEDEN 75 STATE BUILDING PRODUCTS COLOR: MERO - SMOOTH MORTAR: WESTERN LIME CORP W-11		HORIZONTAL METAL PANEL MFR. MCLOUTY METALS TYPE: 24 GA. MULTI-COR COLOR: PATINA GREEN
	PAINTED ELEMENT COLOR: SWISS BERRY BROWN		EPS.5 MFR. DRIVET STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FINE COLOR: 142 SPECTRUM BROWN
	THERMALLY BROKEN ALUMINUM FRAME (CLEAR ANOVED) INSULATED PANELS GLAZING • SEE 1 - SEE AS SHEET • CONFIRM FINAL LOCATIONS W/ TENANT INTERIOR DOCUMENTS PRIOR TO ORDERING		THERMALLY BROKEN ALUMINUM FRAME (DARK BRONZE) w/ INSULATED GLAZING • SEE AS SHEET
	THERMALLY BROKEN ALUMINUM FRAME (CLEAR ANOVED) w/ INSULATED GLAZING • SEE AS SHEET		PREFINISHED METAL CORING MFR. PRESTONE USA CLAD COLOR: EXTRA DARK BRONZE
	EPS.2 MFR. DRIVET STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FINE COLOR: 385 TAMBLE		COMPOSITE METAL PRODUCTS MFR. OMEGA PANEL PRODUCTS TYPE: ALUM - OMEGA LITE - CLIP AND CLUX COLOR: CLASSIC BRONZE
	EPS.1 MFR. DRIVET STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FINE COLOR: 110 WAX ONE		FREE CEMENT PANEL MFR. NICHEA TYPE: VINTAGEWOOD COLOR: CEDAR
	MODULAR BRICK VENEER MFR. PINK HALL BRICK COLOR: BROWN FERRY MORTAR: WESTERN LIME CORP W-11		HORIZONTAL METAL PANEL MFR. MCLOUTY METALS TYPE: 24 GA. MULTI-COR COLOR: ASH GRAY
	PRECAST CONCRETE GIL MFR. STONECAST MORTAR: WESTERN LIME CORP W-5		VERTICAL WOOD SHING PANEL MFR. HANWYN THIBER CO. TYPE: TBS ACCOVA COLOR: MONTE
	TWIN MANUFACTURED STONE VENEER MFR. DUTCH QUALITY COLOR: SIENNA DRIVTACK MORTAR: WESTERN LIME CORP W-5		MODULAR BRICK VENEER MFR. PINK HALL BRICK COLOR: OLD CHARLOTTE MORTAR: WESTERN LIME CORP W-11
			MODULAR BRICK VENEER MFR. PINK HALL BRICK COLOR: SANDALWOOD MORTAR: WESTERN LIME CORP W-11
			METAL PANELLED ALUMINUM FRAME AVENUE BY TENANT AS SEPARATE SUBMETTAL COLOR: RED
			PREFINISHED METAL CORING MFR. PRESTONE USA CLAD COLOR: REGAL RED

PROJECT INFORMATION

PROPOSED THREE BUILDING SITE CONCEPT FOR:
CALIBER COMMERCIAL REAL ESTATE
NORTH WINTON ROAD • ROCHESTER, NY

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 8, 2020
SEPT. 24, 2020
OCT. 14, 2020
NOV. 30, 2020
DEC. 17, 2020
FEB. 5, 2021
FEB. 19, 2021
MAR. 18, 2021
MAR. 19, 2021

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JOB NUMBER

2029760

SHEET NUMBER

A21

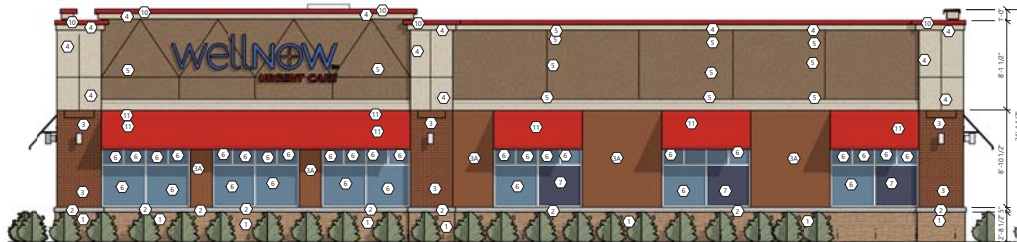
EXTERIOR FINISH KEY

EPS-2 MFR DRYVET STYLE: OUTSULATION LCMO-3 TEXTURE: SANDPBLE FINE COLOR: MATCH BROWNS FERRY BRICK	EPS-4 MFR DRYVET STYLE: OUTSULATION LCMO-3 TEXTURE: SANDPBLE FINE COLOR: MATCH DARK BRONZE FRAMES
MODULAR BRICK VENEER MFR. BROWN TRL STATE BUILDING PRODUCTS COLOR: MERO - SMOOTH MORTAR: WESTERN LIME CORP W-11	HORIZONTAL METAL PANEL MFR. MCELROY METALS TYPE: 24 GA. MULTI-COR COLOR: PATINA GREEN
PAINTED ELEMENT COLOR: SW608 'BREVITY BROWN'	EPS-1 MFR DRYVET STYLE: OUTSULATION LCMO-3 TEXTURE: SANDPBLE FINE COLOR: 142 SPECTRUM BROWN
THERMALLY BROKEN ALUMINUM FRAME (CLEAR ANODIZED) INSULATED SPANDREL GLAZING • SEE S - SEE AS SHEET(S) • CONFIRM FINAL LOCATIONS w/ TENANT INTERIOR DOCUMENTS PRIOR TO ORDERING	THERMALLY BROKEN ALUMINUM FRAME (DARK BRONZE) w/ INSULATED GLAZING • SEE AS SHEET(S)
THERMALLY BROKEN ALUMINUM FRAME (CLEAR ANODIZED) w/ INSULATED GLAZING • SEE AS SHEET(S)	PREFINISHED METAL COPING MFR. FIRESTONE UNA-CLAD COLOR: EXTRA DARK BRONZE
EPS-2 MFR DRYVET STYLE: OUTSULATION LCMO-3 TEXTURE: SANDPBLE FINE COLOR: 382 TAMALE	COMPOSITE METAL PANEL MFR. OMEGA PANEL PRODUCTS TYPE: ALUM - OMEGA LITE - CLIP AND CAULK COLOR: CLASSIC BRONZE
EPS-1 MFR DRYVET STYLE: OUTSULATION LCMO-3 TEXTURE: SANDPBLE FINE COLOR: 110 VAN DYKE	TRIPLE LAMINATE PANEL TYPE: VINTAGEWOOD COLOR: CEDAR
MODULAR BRICK VENEER MFR. PINE HALL BRICK COLOR: BROWNS FERRY MORTAR: WESTERN LIME CORP W-11	HORIZONTAL METAL PANEL MFR. MCELROY METALS TYPE: 24 GA. MULTI-COR COLOR: ASH GRAY
PREFABT CONCRETE SILL MFR. STONELAND COLOR: LIMESTONE MORTAR: WESTERN LIME CORP W-5	VERTICAL WOOD SILING PANEL MFR. HAWTHORNE CO. TYPE: T&G ACCOVA COLOR: MONTE
THIN MANUFACTURED STONE VENEER MFR. DUTCH QUALITY COLOR: SEDONA CRYSTAL MORTAR: WESTERN LIME CORP W-5	MODULAR BRICK VENEER MFR. PINE HALL BRICK COLOR: OLD CHARLSTON MORTAR: WESTERN LIME CORP W-11
	MODULAR BRICK VENEER MFR. PINE HALL BRICK COLOR: SANDALWOOD MORTAR: WESTERN LIME CORP W-11
	METAL PANELLED ALUMINUM FRAME AWNING BY TENANT AS SEPARATE SUBMETAL COLOR: RED
	PREFINISHED METAL COPING MFR. FIRESTONE UNA-CLAD COLOR: REGA RED



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



STREET FRONTAGE TRANSPARENCY
SQUARE FOOTAGE BETWEEN 2' & 8' = 305 SQ. FT.
GLASS BETWEEN 2' & 8' = 177 SQ. FT. = 58.0%

NORTH WINTON ROAD FACADE EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

PRELIM wellNOW ELEVATIONS

PROJECT INFORMATION

PROPOSED THREE BUILDING SITE CONCEPT FOR:
CALIBER COMMERCIAL REAL ESTATE
NORTH WINTON ROAD • ROCHESTER, NY

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 8, 2020
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FEB. 19, 2021
FEB. 22, 2021
MAR. 18, 2021
MAR. 19, 2021
MAR. 22, 2021
MAR. 23, 2021

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JOB NUMBER

2029760

SHEET NUMBER

A22



PROFESSIONAL SEAL

PRELIMINARY DATES

NOT FOR CONSTRUCTION

JOB NUMBER

2029760

SHEET NUMBER

2000 PEXCEL ENGINEERING



SCALE: $3/16" = 1'-0"$



SQUARE FOOTAGE BETWEEN 2' & 8' = 490 SQ. FT.
GLASS BETWEEN 2' & 8' = 314 SQ. FT. = 64.1%

NORTH WINTON ROAD FACADE
EAST ELEVATION

SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

EXTERIOR FINISH KEY

1	<p>SP2 MFR DRYVT STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FNE COLOR: MATCH BROWN, FERRY BRCK</p>	<p>SP4 MFR DRYVT STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FNE COLOR: MATCH-DAK BRNZE FRAMES</p>
2	<p>MODULAR BRCK VENER MFR BELDEN 70 STATE BUILDING PRODUCTS COLOR: MRO - SMOOTH MORTAR: WESTERN LIME CORP W-11</p>	<p>HORIZONTAL METAL PANEL MFR: MCELROY METAL PANELS TYPE: 24 GA. MULTI COR COLOR: PATTIN GRAY</p>
3	<p>PAINTED PLANT COLOR: SWAGIR BROWN BROWN</p>	<p>SP3 MFR DRYVT STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FNE COLOR: 145 SPECTRUM BROWN</p>
4	<p>THERMALLY BROWN ALUMINUM FRAME (CLEAR ANODIZED) INSULATED SINGLE GLAZING - SEE AS SHRTU - CONFIRM FINAL LOCATIONS w/ TENANT INTERIOR DOCUMENTS PRIOR TO ORDERING</p>	<p>THERMALLY BROWN ALUMINUM FRAME (DAK BRNZE) w/ INSULATED GLAZING - SEE AS SHRTU</p>
5	<p>THERMALLY BROWN ALUMINUM FRAME (CLEAR ANODIZED) w/ INSULATED GLAZING - SEE AS SHRTU</p>	<p>PRESSED METAL CLAD MFR: FIRESTONE UNA-CORP COLOR: EXTRA DARK BRNZE</p>
6	<p>SP2 MFR DRYVT STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FNE COLOR: 145 TAMEL</p>	<p>COMPOSITE METAL PANEL MFR: OMEGA PANEL PRODUCTS TYPE: ALUM - OMGA LITE - CLIP AND CAULK COLOR: CLASSIC BRNZE</p>
7	<p>SP1 MFR DRYVT STYLE: OUTSULATION LCM-D TEXTURE: SANDPBLE FNE COLOR: 145 TAMEL</p>	<p>FIBER CEMENT PANEL MFR: NICHISA TYPE: VINTAGEWOOD COLOR: CEDAR</p>
8	<p>MODULAR BRCK VENER MFR PFM HALL BRCK COLOR: BROWN FERRY MORTAR: WESTERN LIME CORP W-11</p>	<p>HORIZONTAL METAL PANEL MFR: MCELROY METAL PANELS TYPE: 24 GA. MULTI COR COLOR: ASH GRAY</p>
9	<p>PRECAST CONCRETE SILL MFR: STONECAST MORTAR: WESTERN LIME CORP W-5</p>	<p>VERTICAL WOOD TRIMING PANEL MFR: WAGWAY TIMBER CO. TYPE: TAG ACCOVA COLOR: MONTE</p>
10	<p>THIN MANUFACTURED STONE VENER MFR: DUTCH QUALITY COLOR: DENVER CRACKS MORTAR: WESTERN LIME CORP W-5</p>	<p>MODULAR BRCK VENER MFR: PFM HALL BRCK COLOR: OLD CHARLSTON MORTAR: WESTERN LIME CORP W-11</p>
11	<p>MODULAR BRCK VENER MFR: PFM HALL BRCK COLOR: SANDALWOOD MORTAR: WESTERN LIME CORP W-11</p>	<p>METAL PANELLED ALUMINUM FRAME FINISH BY TENANT AS SEPARATE SUBMITTAL COLOR: RED</p>
12	<p>PRESSED METAL CLAD MFR: FIRESTONE UNA-CORP COLOR: REGAL RED</p>	

PRELIM OFFICE BUILDING ELEVATIONS

¹³ Jansen, *Idem*/Document/2029760 Concept 10 (P119)_detached_dam.sif/JC.Rune
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PROFESSIONAL SEAL

PRELIMINARY DATES

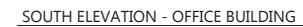
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JOB NUMBER

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SHEET NUMBER

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[illegible]

SCALE: $3/16" = 1'-0"$

OFFICE BUILDING ELEVATIONS



PROJECT INFORMATION

PROPOSED THREE BUILDING SITE CONCEPT FOR:
CALIBER COMMERCIAL REAL ESTATE
NORTH WINTON ROAD • ROCHESTER, NY

PROFESSIONAL SEAL

PRELIMINARY DATES

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OCT. 14, 2020
NOV. 30, 2020
FEB. 5, 2021
FEB. 19, 2021
FEB. 23, 2021
MAR. 19, 2021

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SHEET NUMBER

A25

VIEWS



PROJECT INFORMATION

PROPOSED THREE BUILDING SITE CONCEPT FOR:
CALIBER COMMERCIAL REAL ESTATE
NORTH WINTON ROAD • ROCHESTER, NY

PROFESSIONAL SEAL

PRELIMINARY DATES	
1	2
3	4
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OCT. 14, 2020
FEB. 5, 2021
FEB. 19, 2021
FEB. 23, 2021
MAR. 19, 2021

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JOB NUMBER

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SHEET NUMBER

A26

VIEWS

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PROJECT INFORMATION

PROPOSED THREE BUILDING SITE CONCEPT FOR:
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NORTH WINTON ROAD • ROCHESTER, NY

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NOT FOR CONSTRUCTION

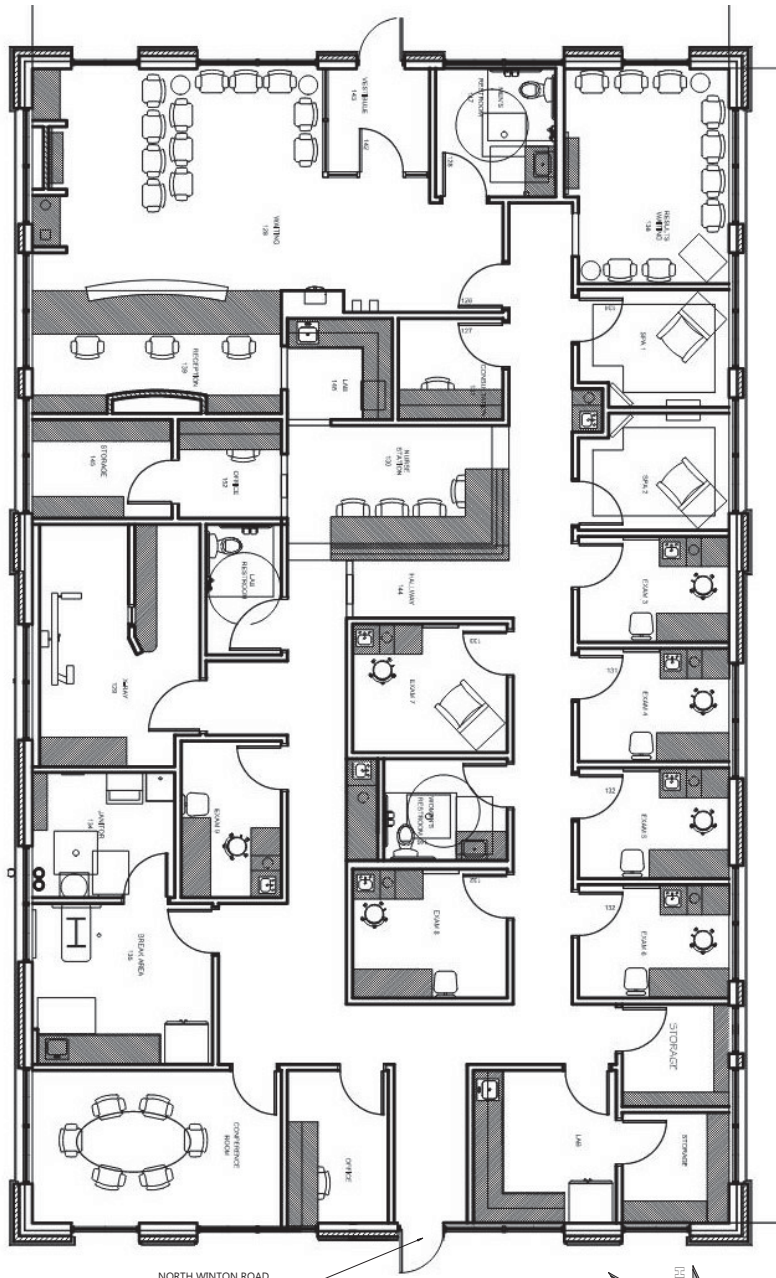
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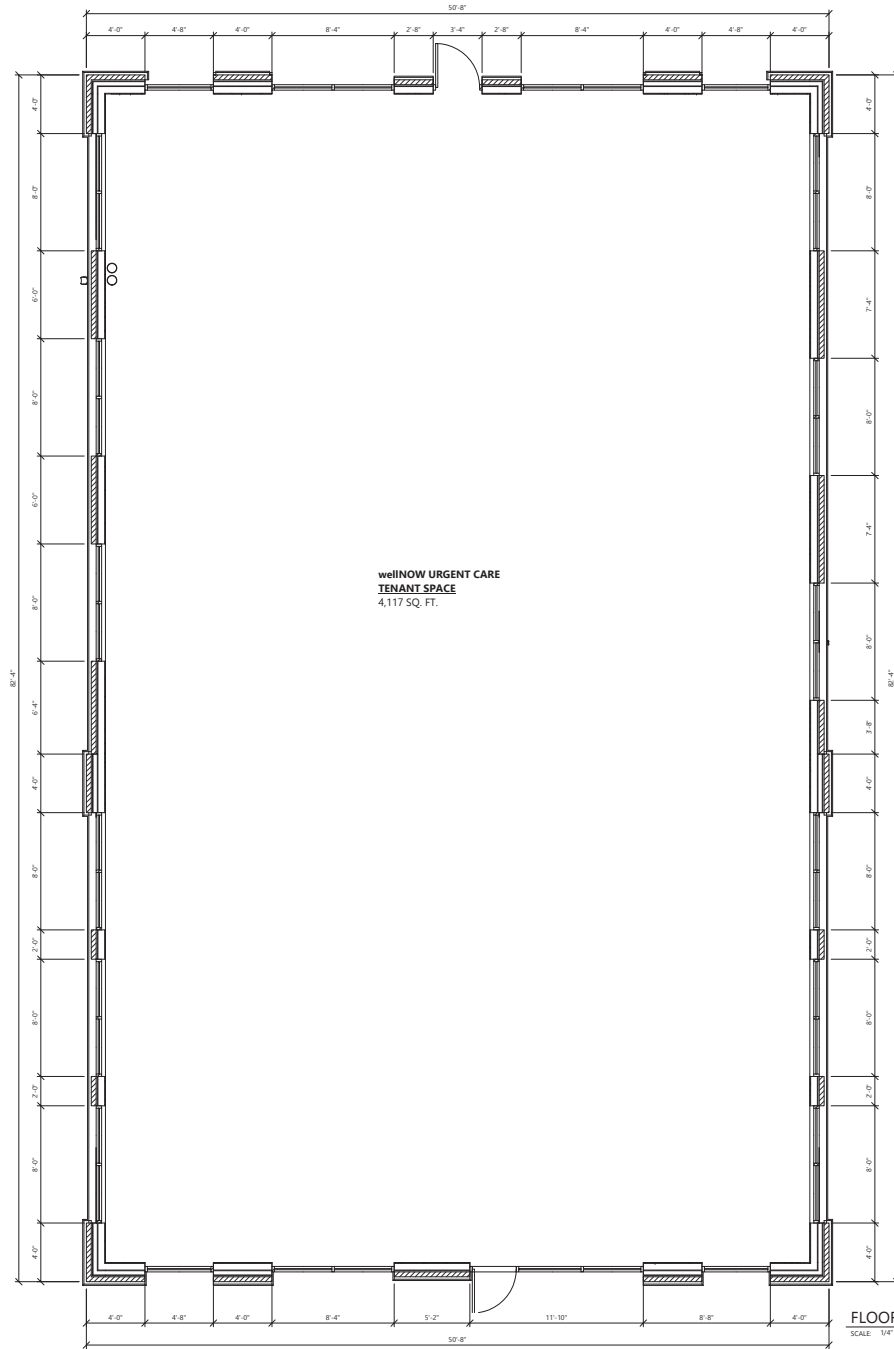
SHEET NUMBER

A12

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wellNOW INTERIOR PLAN
SCALE: 1/4" = 1'-0"



wellNOW URGENT CARE
TENANT SPACE
4,117 SQ. FT.

FLOOR PLAN - wellNOW

SCALE: 1/4" = 1'-0"



PRELIM wellNOW PLAN



PROPOSED THREE BUILDING SITE CONCEPT FOR:
CALIBER COMMERCIAL REAL ESTATE
NORTH WINTON ROAD • ROCHESTER, NY

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MAR. 19, 2021

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OB NUMBER

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SHEET NUMBER

A13

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NORTH
PLAN

INTERIOR LAYOUT - STARBUCKS

SCALE: 1/4" = 1'-0"



NORTH
PLATTE

FLOOR PLAN - STARBUCKS

SCALE: 1/4" = 1'-0"

FLOOR PLAN STARBUCKS

PROJECT INFORMATION

PROPOSED THREE BUILDING SITE CONCEPT FOR:
CALIBER COMMERCIAL REAL ESTATE
NORTH WINTON ROAD • ROCHESTER, NY

PROFESSIONAL SEAL

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NOV. 20, 2020
NOV. 30, 2020
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FEB. 19, 2021
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MAR. 19, 2021

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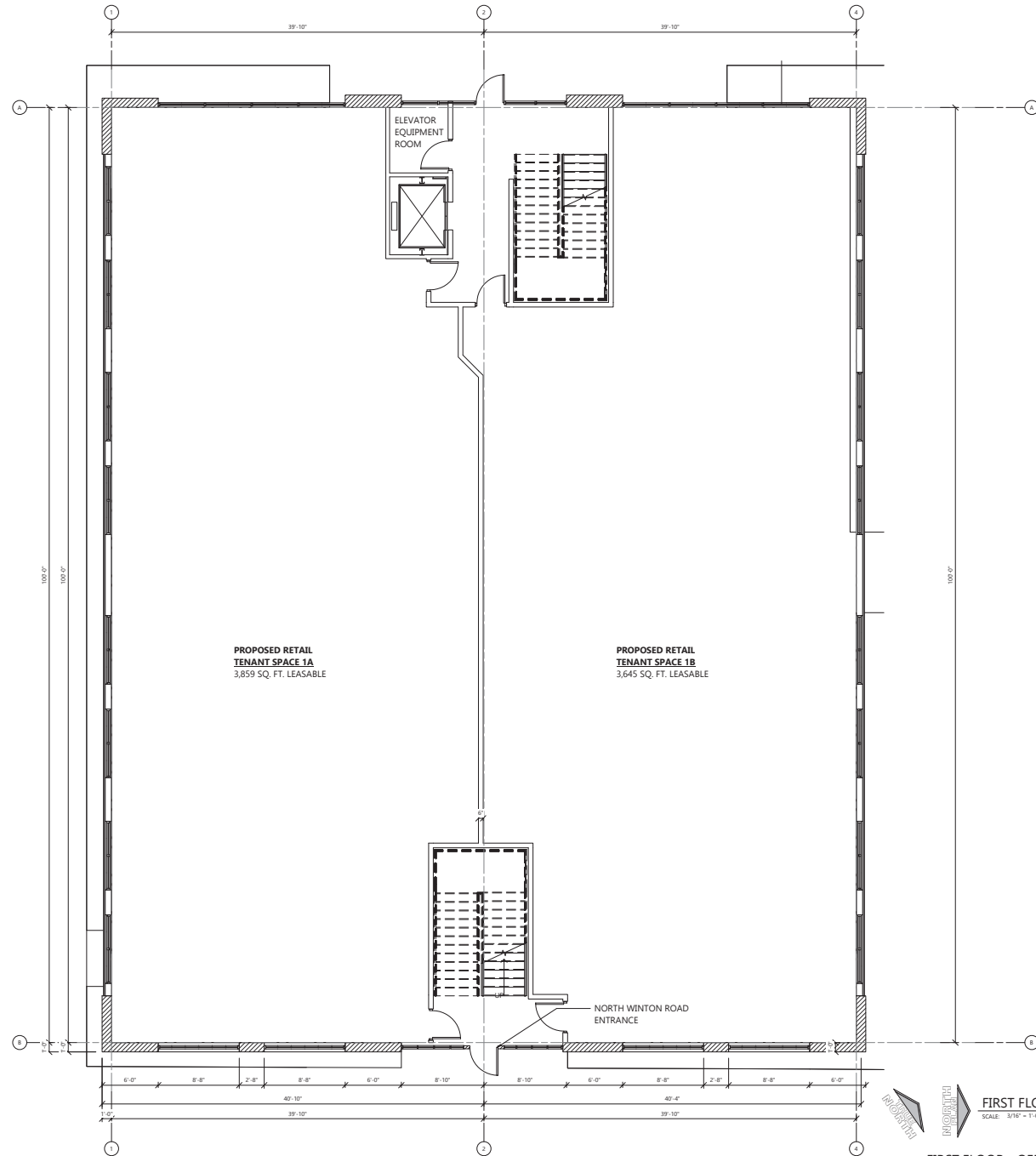
JOB NUMBER

2029760

SHEET NUMBER

A14

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FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
FIRST FLOOR - OFFICE BUILDING



PROFESSIONAL SEAL

NOT FOR

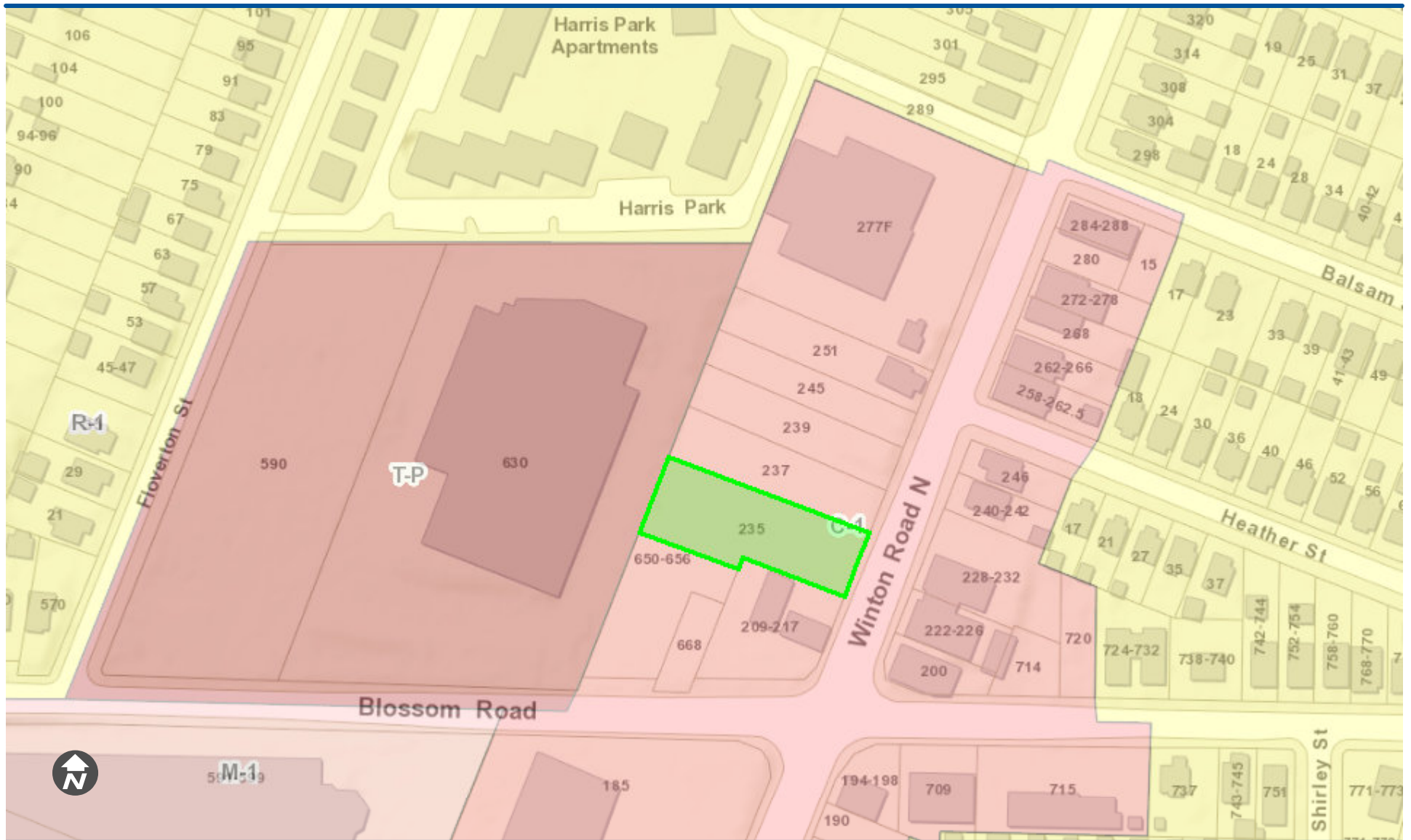
SHEET NUMBER

2000 CEXCEL ENGINEERING, INC.



SECOND FLOOR - OFFICE BUILDING

235 N Winton Rd



April 30, 2021

This map is intended for general reference only.

The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor

235 N Winton Rd



April 30, 2021

This map is intended for general reference only.

The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor

City of Rochester Planning Commission

From: John Wiltse <jtwiltse@gmail.com>
Sent: Monday, May 3, 2021 11:39 AM
To: City of Rochester Planning Commission
Subject: comments on

Property: 650-658 & 668 Blossom Rd & 235-245 Winton Rd Rochester, NY 14610
John Wiltse
80 Newcastle Rd, Rochester, NY 14610
jwtwiltse@gmail.com, 585-473-4161

Thank you for the opportunity to comment on the proposed development of these parcels in my neighborhood.

I understand the proposed development includes a Starbucks with drive-thru and commercial building with urgent care center as see on this site:

https://www.caliberbrokerage.com/property/wintonblossom2?fbclid=IwAR1Nd9wLV_16Ca_kMuO3683wfCsv2OmF9-0167gL8fVuNuMlcDdMX4vxQZQ

I am opposed to this project as proposed.

Specifically:

-- A high-volume drive-thru like a Starbucks is going to exacerbate the already bad traffic flow through this intersection, particularly up and down Winton Rd. Looking at the traffic associated with the Dunkin Donuts drive-thru a few blocks away on East Ave. is a good indication of what would happen at Winton & Blossom. Dunkin traffic is backed up onto East Ave. routinely. This will also make the area less walkable and bikeable. I do think another coffee shop is a great addition to the area, but without the drive-thru.

-- The architectural design of the commercial building picture on the web site above is totally inconsistent with and detrimental to the urban village nature of this site. Previous proposals for mixed use housing & ground floor commercial were much more consistent with the surrounding buildings, in particular the Mayer Hardware buildings across Winton Rd. This project might be appropriate on Jefferson Rd. in Henrietta or E. Ridge Road in Irondequoit, but not here.

Thank you for considering my feedback on this proposal.

City of Rochester Planning Commission

From: Marc Maghran <mmaghran@gmail.com>
Sent: Saturday, May 1, 2021 1:44 PM
To: City of Rochester Planning Commission
Subject: Winton/Blossom project

Hello.

I am a homeowner and resident of a neighborhood just adjacent to the North Winton Village. I am writing to express my concern about the traffic impacts created by the proposed Winton Blossom Partners project at the intersection of North Winton and Blossom Roads (SP-18-20-21).

I would like to know if the City has prepared traffic and environmental impact studies? If so, are the studies available to the public for review prior to approval of this project? If not, I would like to request traffic and environmental impact studies.

This particular intersection is already quite busy with vehicular traffic which makes it treacherous to pedestrians and cyclists. The current usage of the adjacent property at the intersection as a gas station is very ill-suited for the property and traffic demands of the area.

The types of businesses proposed to occupy the new buildings, e.g., urgent care center and drive-thru restaurant, in the site plan are also high traffic, quick-stop destinations which exacerbate concerns about public safety at this busy intersection. They are also not really "neighborhood friendly" and do not help promote small business at all. This particular area of the city is aside from a 7-Eleven and a couple pharmacy's and dollar stores very much small business oriented. Drive north on Winton from that intersection and it'll be evident

Marc Maghran

Thank you for your consideration.

Sent from my iPhone

City of Rochester Planning Commission

From: wendy norris <wendyn44@gmail.com>
Sent: Saturday, May 1, 2021 1:06 PM
To: City of Rochester Planning Commission; Kicior, Thomas
Subject: Comment on SP-18-20-21 / Winton Blossom Partners project

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Thank you for consideration,

Wendy Norris
25 Duke St, Rochester, NY 14609
wendyn44@gmail.com



Browncroft Neighborhood Association

P.O. Box 10127, Rochester, New York 14610

www.browncroftna.org

Founded 1973

April 20, 2021

Jill Wiedrick, Manager of Zoning,
Zoning Board of Appeals & City Planning Commission
City of Rochester
30 Church Street
Rochester NY 14614

Re: Winton Blossom Partners-Development of N. Winton Rd. and Blossom Rd. site

Dear Ms. Wiedrick and Board Members:

This letter is submitted to express the support of the Browncroft Neighborhood Association for the current mixed-use development proposed for the vacant development site located on the northwest corner of the intersection of North Winton and Blossom Roads.

We have had the opportunity to review the project plans, provide feedback, and meet with the developer as the project has evolved. We are pleased with the current state of the project plans, the proposed uses, and we support the granting of all approvals required to allow the project to move ahead as proposed, including the use variance required for a drive through for the proposed Starbucks, various area variances, and the special use permit for the number of parking spaces.

The project is appropriate for the neighborhood location and will be a welcome improvement to the condition of the property located at an important intersection in the community.

Sincerely,

Peter Easterly, BNA President

Holly Petsos, BNA Zoning Chairperson

North Winton Village Association, Ltd.

P.O. Box 10835 Rochester, New York 14610

www.northwinton.org

April 19, 2021

Hon. Jill Wiedrick, Manager of Zoning,
Zoning Board of Appeal & City Planning Commission
City of Rochester
30 Church Street

Rochester, NY 14614

Re: Winton Blossom Partners

Development project proposed at N. Winton Road & Blossom Road site

Dear Ms. Wiedrick and Board Members:

The North Winton Village Association has been consulted by the current developer of the mixed-use project proposed for the vacant property at N. Winton Road and Blossom Road. Our comments and requested changes have been addressed and made to the extent possible. This letter is provided to express our satisfaction with the project and support for the granting of the approvals required for the project to move forward and be constructed. We are aware that the project requires a special use permit for the amount of parking, a use variance to allow Starbucks to have a drive thru, and a number of area variances. We ask that you issue the required approvals for the project. The property has been vacant for too long. We are excited to see this important property in our neighborhood developed in a way that will benefit our community and serve our neighborhood.

Thank you.

Mary Coffey

Mary A. Coffey
Co-Chair North Winton Village

Marilyn Schutte

Marilyn R. Schutte
Co-Chair

Additional Written Comment

The Staff Report was sent to the Planning Commission and posted on the City website one week prior to the hearing date. Any public comment received by that date was included as an attachment to the Staff Report.

The deadline to provide additional written comments was 5pm; 5/7/21. Additional written comment (received after the Staff Report publication) was also sent to City Planning Commission members and posted online.

The following pages are the additional written comment to be read into the record during the virtual public hearing.

City of Rochester Planning Commission

From: John Wiltse <jtwiltse@gmail.com>
Sent: Monday, May 3, 2021 11:39 AM
To: City of Rochester Planning Commission
Subject: comments on

Property: 650-658 & 668 Blossom Rd & 235-245 Winton Rd Rochester, NY 14610
John Wiltse
80 Newcastle Rd, Rochester, NY 14610
jwtwiltse@gmail.com, 585-473-4161

Thank you for the opportunity to comment on the proposed development of these parcels in my neighborhood.

I understand the proposed development includes a Starbucks with drive-thru and commercial building with urgent care center as see on this site:

https://www.caliberbrokerage.com/property/wintonblossom2?fbclid=IwAR1Nd9wLV_16Ca_kMuO3683wfCsv2Om9-0167gL8fVuNuMlcDdMX4vxQZQ

I am opposed to this project as proposed.

Specifically:

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